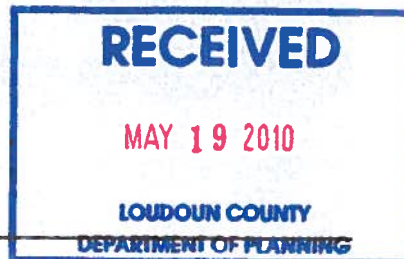


SPEX 2009-0041 / SPMI 2010-0001
POTOMAC INTERCEPTOR ODOR ABATEMENT SITE
CONDITIONS OF APPROVAL
(DRAFT)
June 2, 2010

1. **Substantial Conformance.** The proposed Special Exception use set forth below in Condition 2 shall be developed in substantial conformance with Sheet 1, Sheet 4, and Sheet 5 (together comprising and herein referred to as the "Special Exception Plat") of the plan set entitled Special Exception / Minor Special Exception Plat / Commission Permit, SPEX 2009-0040 & SPEX 2009-0041 & SPMI 2010-0001 & CMPT 2010-0002, District of Columbia Water and Sewer Authority Potomac Interceptor Long Term Odor Abatement Program – Site 46, prepared by A. Morton Thomas and Associates, Inc., dated April 21, 2010, revised through May 28, 2010 (the "Plans") and the Revised 1993 Loudoun County Zoning Ordinance (the "Zoning Ordinance"). Approval of this application for a 2.64 acre portion of Tax Map /81////////116F (PIN# 010-10-0295) (the "Property"), shall not relieve the Applicant or the owners of the Property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement.
2. **Uses Permitted.** Approval of the Special Exception grants approval under the general use "structures or uses required for the operation of a public utility" in the Floodplain Overlay District. The use is approved only for that area of the Property shown on Sheet 4 and Sheet 5 as lying within the bold line labeled as "Special Exception Area" (the "Special Exception Area"). Notwithstanding the provisions of the PDH-4 Zoning District use regulations, outside storage of materials/equipment shall not be permitted on the Property within the Special Exception Area.
3. **Stormwater Management.** The Applicant shall provide a minimum of one (1) Low-Impact Development (LID) design measure in the general location shown on the Special Exception Plat. In designing such facilities, the Applicant shall consult with the Department of Building and Development to identify and implement LID measure(s) deemed likely to be effective based on the physical characteristics of the Property. Where ponds are proposed to meet this requirement, such ponds shall be detention ponds (wet ponds) or enhanced extended-detention basins or similar facilities, and shall be maintained in accordance with the County's Stormwater Management Ordinance, currently set forth in Chapter 1096 of the Codified Ordinances of Loudoun County. The LID measure(s) will be designed and implemented in accordance with applicable provisions of the FSM.

4. **Architectural Design Elements.** The exterior building design of the Special Exception use shall incorporate the architectural concepts of articulated building façades and the use of varied materials and textures, all as generally depicted on Sheet 6 of the Plans. A written summary of the Applicant's compliance with this Condition shall be submitted by the Applicant as part of the building/zoning permit for the Special Exception Use to which this Condition applies.
5. **Acoustical Treatment.** To mitigate potential noise attributed to the Property's location within Algonkian Regional Park, the proposed use shall be constructed to achieve a maximum exterior noise level of 55 decibels (55 db(A)) measured at the boundary of the Special Exception Area, as certified by a licensed engineer qualified to evaluate said standard. Documentation of the design techniques and materials proposed by the Applicant to achieve the exterior noise levels required by this Condition shall be provided to the County by the Applicant prior to or in conjunction with approval of the first zoning permit for the Special Exception use.
6. **Buffer Area.** Prior to first site plan approval for any use approved pursuant to SPEX 2009-0041, the Applicant shall supplement existing vegetation to achieve 3,500 square feet of tree canopy cover within the hatched area shown on Special Exception Plat Sheet 5 ("Illustrative Landscape Plan"). The size, amount, and species of the supplemental plantings shall be determined in consultation with the County Urban Forester. The Applicant shall utilize native species for new plant material, as determined in consultation with the County Urban Forester, to the maximum extent possible. All required supplemental plantings shall be depicted on and bonded with the said first site plan.
7. **Water Well.** The Applicant's use of a private well depicted and labeled as "Proposed Well Location" on the Special Exception Plat shall conform to local and state health regulation regarding wells located proximity to sewer mains and within the 100 year floodplain.
8. **Pedestrian Access.** The Applicant shall demarcate a pedestrian lane along an existing gravel access road within an existing sanitary sewer easement depicted as "EX. 75' USA SAN SEWER ESMT" on Sheet 2 of the Plans from Cascades Parkway/Fairway Drive to the Special Exception Area during construction of the Special Exception Use. Barriers, markings, signage, flagmen, or equivalent means may be used to meet this Condition.
9. **Signage.** The Applicant shall erect a placard on the southern elevation of the building depicted as "Proposed Building" on the Special Exception Plat noting emergency contact information for the operator of the Special Exception Use. Said placard and associated message shall be depicted on the first site plan for any use approved pursuant to SPEX 2009-0041 and shall be erected in such a manner as to be clearly visible to passersby.

County of Loudoun
Department of Planning
MEMORANDUM



DATE: May 17, 2010

TO: Marchant Schneider, Project Manager, Land Use Review

FROM: Heidi Siebentritt, Historic Preservation Planner, Community Information and Outreach

SUBJECT: SPEX 2009-0040, SPEX 2009-0041, SPMI 2010-0001 & CMPT 2010-0020 - Potomac Interceptor Odor Abatement Center

Background

The District of Columbia Water and Sewer Authority proposes to construct one of six odor abatement facilities along the Potomac River within the boundaries of Algonkian Regional Park. This site is referred to as "Site 46." The facility proposed is a 57 foot by 27 foot rectangular structure that will be designed to look like a stone barn.

Plan Compliance

The subject property is governed by the policies of the Revised General Plan and the Heritage Preservation Plan. The Revised General Plan states the County will require an archeological and historic resources survey as part of all development applications and include a plan for recordation and preservation of any identified resources, along with measures for mitigation and adaptive reuse (Revised General Plan, Chapter 5, Historic and Archaeological Resources, Policy 11). The Heritage Preservation Plan specifically states that the County's primary objective is the protection and conservation of significant archaeological resources identified during the land development process (Heritage Preservation Plan, Chapter 2, Archaeological Resources, Policy 9).

Analysis

Archaeological Resources

The applicant has submitted an Archaeological Summary Report dated April, 2010 which describes the limited archaeological testing conducted within the proposed area of clearing, grading and staging for the construction of the facility. In total, six shovel test pits were excavated in 50 foot intervals. No cultural material was present and therefore no archaeological sites were identified. The County typically requires a full Phase 1 archaeological survey as part of all submissions for legislative applications unless a waiver of this requirement is granted. The applicant requests a waiver of the

full Phase 1 survey and survey report based on the results of the limited testing conducted. Staff has no issue with this request.

Architectural Design of Proposed Facility

The application proposes the construction of a rectangular (57' x 27') structure that would resemble an historic stone barn which would negate the need for a visual buffer of the proposed use. For this effect to be achieved successfully, the facility should be constructed of native fieldstone or faced with random width, native fieldstone veneer over cement. The applicant should look to historic stone architecture in the County when choosing mortar profiles, composition and color. Larger mortar joints are typical on historic buildings due to the uneven size of local stone. Historic barns in Loudoun County (prior to dairy barns) have a gable roof with a 6 in 12 to 8 in 12 pitch. Roofs are typically sheathed with standing seam metal. The applicant should follow historic examples when designing the proposed facility.

Details such as windows and a stone chimney, items featured on the applicant's submitted elevations, are not typical of historic agricultural buildings. The chimney location shown on the elevations is not typical of historic buildings in the region. The applicant may wish to consider an alternative to the construction of the chimney if venting of the facility is necessary. If the chimney is required, staff notes that to follow historic precedent, exterior chimneys should be placed, centered, on the exterior gable wall. Interior chimneys should be located at the gable ends of structures.

Staff recommends that the applicant consult the County's Historic District Guidelines, specifically the sections related to new construction, chimneys, details and materials. The Guidelines are available online via www.loudoun.gov/historic. While this project is not located within a County designated historic district, the Guidelines are a useful point of reference to design a building that appears indigenous to the County. Staff requests additional information on the window and door details, including the full exterior shutters shown enclosing the windows and doors on all elevations. Staff requests additional information on the materials proposed for these elements.

Recommendation

Staff recommends that the full Phase 1 archaeological report for the project area be waived based on the findings in the Archaeological Summary Report dated April, 2010. Further, staff recommends that approval of the subject application include specific conditions regarding the overall design of the building and the building materials used to construct the proposed stone "barn" to ensure that the facility successfully blends into the landscape and can therefore adequately mitigate visual impacts on the surrounding area without a vegetative buffer. Staff recommends that additional information on the materials and details proposed for the barn be provided by the applicant so that a compatible design can be achieved as the application progresses in the review process.

cc: Michael "Miguel" Salinas, Program Manager, CIO
Julie Pastor, AICP, Director